

Welcome

We are starting to think about future plans for the development of Kings Hill (details below) and are keen to know what you would like to see here. We are organising a public meeting on Thursday, 6 September and hope as many of you as possible will be able to come along and give us your views. We will give you further details as soon as possible.



I am pleased to report that work is now well underway on the refurbishment of the control tower, which we hope will be complete by the end of the year. We have now collated your responses to our online questionnaire on various issues affecting Kings Hill and have an update on Heath Farm – and we are announcing another special date for your diaries.

On a sad note, I would like to express Liberty's sympathies to the families and friends of Kevin Lynes, Cabinet Member for Regeneration and Economic Development at Kent County Council; Mark Worrall, Leader of Tonbridge and Malling Borough Council; and Sir Brandon Gough, Chairman of Locate in Kent, all of whom recently passed away and were great friends to Kings Hill.

I hope you enjoy reading our latest news, and I look forward to meeting you on 6 September.

Andrew Blevins

Managing Director, Liberty Property Trust UK Ltd.

Exciting future for Kings Hill

The time has come to start thinking about future development at Kings Hill and we would like to hear what you – the people living and working here – would like to see as part of that future development.

In order to do this, we are organising a day of public consultation on Thursday, 6 September and hope as many of you as possible will come along to let us know your views. More details about the day will follow.

The original masterplan for Kings Hill was set out in 1989 and one of the major reasons for Kings Hill's success is that those plans have evolved and have been adapted over the years in response to the ever-changing economic and social climate.

"We know this has been the right thing to do because Kings Hill remains a hugely popular place to live and work," said Andrew Blevins. "In the next phase we need to address the national under-supply of homes,



which is particularly acute in the south east.

"Central Government is doing its best to promote more carefully planned residential development to meet this crisis and, in particular, it is promoting the notion of that development being 'sustainable development'. Kings Hill is just such a development – it has its own hard and social infrastructure and has been recognised as the Gold Standard of sustainable development.

"For all of these reasons, we believe Kings Hill is well placed to accommodate some further, *carefully* masterplanned, residential expansion as part of a review of the masterplan to

ensure that we have the right balance of employment and residential uses going forward. Clearly, as part of this review we will need to consider the provision of any new infrastructure that is needed, to properly accommodate any change going forward, including, for example, schooling."

To help make the public consultation on 6 September as accessible as possible, open sessions will be held at different times of the day and there will be workshop areas, manned by the relevant specialists, to discuss specific ideas. Liberty staff will also be on hand.

Following the open day, the development team will look at all the suggestions with a view to incorporating as many as possible into a revised masterplan. There will be further opportunities to provide feedback over the following months for anyone who misses the public consultation, or who has further thoughts – details to be announced.



IN THIS ISSUE...

- > Centre of Excellence
- > Control Tower
- > Service restored
- > Heath Farm update
- > Seal of approval
- > Owzat

Thank you

A big thank you to all Kings Hillians who responded to our online questionnaire canvassing your opinions on possible new amenities at Kings Hill. We have analysed the hundreds of responses we received and so here is a resumé of your comments.

It appears that many of you would like a mobile phone mast at Kings Hill and some of you would like another pub.

The results also showed that a petrol station was high on the list, as are a BMX/skate park and a retirement village.

13% would like an adventure play area for older children and 6% would like a bowls club. Other suggestions are netball and squash courts, a duck pond, an arts centre and museum, a cinema – and even an IKEA!

A bank and post office were popular suggestions for additions to the retail area, followed closely by requests for a Marks & Spencer, a wine bar and an 'English' restaurant.

We also asked about your families and your thoughts on issues affecting Kings Hill. The vast majority – 85% – rated the on-going standard of maintenance at Kings Hill as either above, or meeting, expectation; 71% said they 'loved' living at Kings Hill and 21% have at least one family member working for a business on site. A full breakdown will be posted on the website over the summer.

"We are very grateful to the hundreds of people who took the time to respond to the questionnaire," said Andrew Blevins. "We aim to provide the facilities people living and working here want so it is good to get the feedback. We will take all the suggestions, and the comments on a new pub and a mobile phone mast, into consideration when planning future amenities.

"Soon we will be asking for your opinions on the next phase of development, as you will see from the front page story."

Centre of Excellence



6 Alexander Grove

New signings on the business park include Vaillant Group and The Specialist Works, which is taking more space to expand its business.

Vaillant Group, Europe's largest manufacturer of heating technology, is establishing a Centre of

Excellence at Kings Hill, the first for the company in the South East.

It has taken space in 6 Alexander Grove where the new centre will provide training facilities for engineers and showcase the company's product range to customers and employees.

Jim Moore, Northern Europe Regional Director and UK & Ireland Managing Director of Vaillant Group, said that the company chose Kings Hill "because it is a prestigious location which we feel reflects our leading position within our sector and is easily accessible to a wide range of our customers."

Work starts on control tower

As many of you will have noticed, work has now started on the control tower to restore it to its former glory.

The Art Deco Grade II listed building is regarded as one of the best examples of this type of control tower built in the inter-war period. It played a vital role during the Second World War, responsible for the safety of the pilots based at West Malling Airfield, who included Wing Commander Guy Gibson. Liberty fully appreciates that people have strong feelings about the building's history and this was a major factor when planning its future use.

The building will be fully refurbished, replacing the original steel casement windows with identical replicas, building new balconies and retaining the original concrete staircase, balustrade and timber handrail.

Two single storey extensions will be added either side of the central building, one of

which, together with the whole of the ground floor of the original building, will become a Costa coffee shop. The other side will be given over for a variety of public-orientated cultural and community uses.

The upstairs will be converted into office space and the area outside the building will be landscaped to create an area of grass and a paved square where people can sit and relax. There will also be space for shows and exhibitions and an area set aside for artworks and memorabilia.

"This is a landmark building and we have taken a great deal of advice in planning the most appropriate use for it, whilst retaining respect for its past," said Andrew Blevins. "The control tower was a living, busy, focal point of the former airfield and we wanted to retain that character, but widen its use within the community. We did consult local museum experts and were advised that turning it

into a museum simply would not be viable. Finding a new working use for the building, and acknowledging its historical importance, will ensure that it will be around for future generations to enjoy.

"In addition, we have engaged a specialist culture and placemaking agency, Futurecity, to commemorate the control tower's past by creating a series of artworks based on the stories of those who were connected with the building, or who may have memories of it."

Futurecity will be gathering as much information as possible about the heritage of the site and are keen to speak to people about their memories. More about this in the next newsletter.

Meanwhile, if you have any interesting stories connected with the site, whether historic or recent, please send your details to Lucy Tyler on lucy@futurecity.co.uk and you will be contacted for more information.

Service restored



(l-r) Martyn Filby; Caroline Binns, Associate Director, Marketing and Leasing of Liberty Property Trust UK Ltd; Mike Oliver and Leah Buckingham-Warner of Post and Packing

When Kings Hill resident Hugh Furness said that he would like to buy the recently closed independent 'Post n' Packing Warehouse', Liberty ensured that the deal was done and the service relaunched all within a matter of weeks.

Hugh, a regular user of the service for his East Peckham barcoding and IT business, has lived at Kings Hill for ten years and knew from the reaction of fellow Kings Hillians that the service would be much missed.

"I am very involved with the community so I knew how

the closure of the service was affecting people," he said. "I approached Liberty to see if I could take over the lease on the premises and they were so incredibly helpful and supportive that the deal was done, and the business up and running, within two weeks."

Hugh has taken over the business with Martyn Filby, a colleague at the East Peckham business, and re-employed three of the former Post n' Packing Warehouse staff, including office manager Mike Oliver.

The new company, now

called Post and Packing UK (www.postandpackinguk.com), offers a wide range of postal and courier services, both personal and for businesses, which include DX document exchange for lawyers; mailboxes; document storage and archiving. Worldwide express delivery and logistics company DHL has already approached the new company about becoming one of its hubs.

Post and Packing UK is based in 5 Liberty Square and is open 9am to 5.30pm Monday to Friday and 10am to midday on Saturdays.

Heath Farm update

Liberty and Kent County Council (KCC) have been working hard with the Kings Hill Parish Council to sort out the management of Heath Farm leisure and sports amenities – and a formal agreement has now been reached for the Parish Council to lease and manage the facility on behalf of the community.

Work has already been completed on the five new pitches at Heath Farm with the peripheral areas having been planted with native hedging and wild flowers. Construction of a pavilion and a sixth artificial pitch will start soon.

Liberty has also prepared an area of land at Heath Farm for allotments, which hopefully should be available from September. The pitches, pavilion and allotments have been gifted to the community by Liberty and KCC.

"Heath Farm will provide an excellent facility for the community and we are delighted that the Parish Council has agreed to run it," said Andrew Blevins.

Seal of approval



(l-r) Andrew Blevins; Liz Peace, chief executive of the British Property Federation; Alex King and Paul Wookey.

One of the most senior people in the property industry visited Kings Hill to see how 'placemaking' is done, and was impressed by the number of amenities on site.

During the visit, Liz Peace, chief executive of the British Property Federation, said: "It just goes to show how good design and a patient approach pays off and it was a great opportunity to see how Liberty and Kent County Council have worked together to transform a derelict airfield into a stylish, cohesive community that has become one of the most sought after business locations in the South East and an aspirational place to live."

Her visit was organised by Alex King, deputy leader of Kent County Council, and Paul Wookey, chief executive of Locate in Kent.

One of the features that sets Kings Hill apart from other developments is the quality and maintenance of the environment, which is the responsibility of the Kings Hill Residential Estate Management Company (KHREMC). It is run by Liberty but has two residents as directors, John West (john@kingshillrentals.com) and Sarah Barker (sarah.barker-khrem@hotmail.co.uk).

Kings Hill Residential Estate Management Company Ltd can be contacted on 01732 870375 or kingshillresidential@libertyproperty.com
Kings Hill Estate Management Company Ltd, which is run on a similar not-for-profit basis to KHREMC, looks after the commercial business park within Kings Hill.

Office/Retail enquiries:

Caroline Binns
Associate Director,
Marketing & Leasing
t: 01732 870375
e: cbinns@libertyproperty.com

Liberty Property Trust UK
11 Tower View,
Kings Hill, West Malling
Kent ME19 4RL

Commercial Property Management Helpdesk:

James Leech
Senior Property Manager
t: 01732 842996
e: jleech@libertyproperty.com

Homes for sale:

Bellway: 0845 548 3045
Crest Nicholson: 0845 504 8506
Environ: 01732 848316
Hillreed: 01732 847500
Taylor Wimpey: 0845 688 5499
Ward Homes – 0844 700553
www.kings-hill.com/
homes-for-sale-kent
www.kings-hill.com

Owzat

Kent Cricket Board's annual Kwik Cricket Festival for disabled children with learning difficulties took place at the Kings Hill Cricket Club recently. Some 150 young people, aged nine to 18, took part in the all day event, which was won by Orchard School from Canterbury.

The Kings Hill Club is one of the few cricket clubs with disability provision and the only village club in the country with visual impairment provision. Andrew Blevins said: "We are very pleased to sponsor the Kings Hill Cricket Club and it has become a real hub of the community. Village cricket is so much a part of our culture and we were very keen to provide this facility for Kings Hill.



"When we first started planning the ground we wanted to include provision for those with disabilities and we are delighted to see it getting such good use."

As well as being home to the Kings Hill Cricket Club, the ground is available for hire.

For more information visit www.kingshillcricketclub.co.uk



Date for 2013

Following the phenomenal success of last year's Music on the Hill festival, which was organised by Demelza Hospice and The Children's

Development Trust, and for which Liberty was one of the sponsors, another weekend packed with music and family entertainment is being planned for 2013.

More than 9,500 people attended the three-day event last year, raising over £60,000, which enabled Demelza to pay for a community nurse at a cost of £40,000 and donate £20,000 to The Children's

Development Trust.

The event was headlined by Katherine Jenkins and McFly, who performed to sell out audiences, and there were family events too.

The dates for Music on the Hill 2013 are 21 – 23 June, and even bigger stars are planned.

Keep up to date with the latest news and plans at www.musiconthehill.org.uk

Log on for latest news

Our website www.kings-hill.com has information on all aspects of the development – maps; the masterplan showing the scale of the development; latest news; links to the Kings Hill amenities such as shops, restaurants, surgery etc; public transport timetables and information on matters that affect those living and working at Kings Hill.

